

BRICKYARD Status: Feasibility Studies Underway				
IDENTIFYING INFORMATION				
Assessor Parcel Number(s)		172605 9124 (WS); 172605 9044 (KC)		
Owner(s)		Park and ride parcel is owned by WSDOT, KC owns vacant parcel		
Address		15530 Juanita-Woodinville Way NE, unincorporated King County		
Cross Street		I-405		
DESCRIPTION				
Site area (acres, square feet)		22.13 acres, 963,829 SF KC portion is 18.23 acres or 794,099 SF; WSDOT portion is 3.9 acres or 169,730 SF		
Number of stalls		247		
Utilization, 2 nd Quarter 2001		96%		
Planned / Proposed Expansion		Transit to determine what is needed		
Regional / Local Access		I-405		
Surrounding Land Uses		Freeway, multifamily residential		
Zoning		State parcel is not zoned. County parcel is Office (O) with 45-foot height limit, with a comprehensive plan designation of Commercial. Apartments and townhouses are allowed uses, base density of 36 du/acre, max. density of 48 du/acre. Wood-frame walkup apartments across Juanita-Wood. Wy are approximately 14 and 10 units per acres. Those parcels are also in unincorporated King County, with comprehensive plan designation of Urban Residential, and zoned at 12 du/acre (west portion) and 24 du/acre (east portion).		
Other City Issues		Site is in a potential annexation area for Bothell, however most annexations are owner-driven. Bothell has not done comprehensive planning for this area. Annexation could lead to zoning changes and would likely be more restrictive than county zoning. An arm of incorporated area stretches south along I-405 to about 161 st St.		
TRANSIT SERVICE				
Number of minutes between buses				
Route	Service to/from	Peak	Off-Peak	Evening / Weekend
236	Kirkland, Lake Wash. Technical College, UW Bothell	30	30	60
237	Bellevue	40	0	0
238	Kirkland, Woodinville	30	30	60
255	Kirkland, Downtown Seattle	30	30	30
257	Downtown Seattle	30	0	0
311	Downtown Seattle	30	0	0

342	Bellevue, Renton	30	0	0
952	Boeing Everett/Boeing Renton (overtime)	60	0	0
965	Boeing Everett	90	0	0
ST 530, 535	Everett, UW Bothell, Bellevue	15	30	30, 0
Loading and Layover		Loading on street adjacent to site. Buses use perimeter roadway around WSDOT parcel for layover.		
Planned / Proposed Changes to Transit Service				

BRICKYARD (cont.) 15530 Juanita-Woodinville Way NE		
FINANCIAL		
OWNERSHIP		
Percent Interest of Owner(s)	Vacant parcel: 100% KC; park-and-ride: 100% WSDOT	
Title holder	KC-DOT (vacant parcel)	
Sources of funding and conditions of sale / surplussing	State parcel funded by: 90% FHWA / 10% WSDOT County parcel acquired with county funds.	
VALUE		
Assessed Value, Land, 2001	\$4,060,000 (KC parcel - \$3,550,000, WS parcel - \$510,000)	
Assessed Value, Improvements, 2001	\$0	
Most Recent Appraised Value, per SqFt	State parcel - \$1,525,000 \$8.98/SF (only State parcel was appraised)	
Date of Appraisal, Name of Appraiser	June 1, 1999, Dunmire & Klansnic	
ISSUES/ANALYSIS		
Potential Constraints	Wetland on County-owned parcel; current zoning. Check on whether perimeter roadway is entirely on state parcel.	
Comments	County portion of site is large, slopes away from freeway, and includes wetland. Park and ride utilization grew significantly in past six months and is now at capacity. Fairly high freeway noise level. Possibility of TDR.	
MARKET INFORMATION	Market Area	King County
Avg. Ann. HH Growth, 1999-2010	1.9%	1.9%
Avg. Ann. Job Growth, 1999-2010	0.7%	1.7%
Ratio of Jobs/Population, 1999	.41	.69
Median Income, 1999	Census 2000, avail. in 2002	
City's HH Growth Target, 2001-2012	19,686 (urban unincorporated county)	
City's HH Growth Capacity	Available spring 2002	
APARTMENT MARKET	Sub-area	King County
Avg. Apartment Rent, 1st Qtr 2001	\$950	\$841
5-year Avg. Ann. Apt. Rent Growth	4.3%	4.4%
Avg. Apt. Vacancy, 1st Qtr 2001	2.9%	3.9%
5-year Avg. Apartment Vacancy	3.0%	3.5%
OFFICE MARKET	Sub-area (Woodinville)	Puget Sound Region
Avg. Office Rent, 2nd Qtr 2001	A \$25.66, B \$22.27	A \$35.58, B \$25.73
Avg. Ann. Rent Gwth., 1997-2000	A 8.3%, B 31.7%	A 19.5%, B 17.9%
Avg. Office Vacancy, 2nd Qtr 2001	7.0%	9.1%
Avg. Ofc. Vacancy, 1997-2000	2.4%	3.0%

See 1999 ERA Site Ranking for additional photos.

